

MEMORANDUM

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Adopted at Meeting of 7/1/76 July 1, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 7/20/76

Petition No. Z-3609
Amato Mottola
74 Webster Street, East Boston
near Orleans Street

Three-story frame structure - apartment (H-1) district.

Purpose: to erect three-story addition to three-family dwelling.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	1.	2.
Section 17-1. Open space is insufficient.	400 sq.ft.	189 sq.ft.
Section 20-1. Rear yard is insufficient.	12 ft.	5 ft.

Rear addition would provide bathroom facilities for the existing units.
Recommend approval.

VOTED: In reference to Petition No. Z-3609, brought by Amato Mottola, 74 Webster Street, East Boston, for three variances to erect a three-story addition to a three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Extension would provide essential facilities and improve property.



Z-3609

74 WEBSTER ST.
(E.B.)

Board of Appeal Referrals 7/1/76

Hearing: 7/20/76

Petitions Nos. Z-3610-3611
Joseph D. and Santa Bello
Fred and Aphrodite Karys
59 and 63 Congreve Street, Roslindale
near Centre Street

Two 2½-story dwellings and accessory garages - residential (R-.5) district.

Purpose: To subdivide land.

Violations:

Section 14-2. Lot area is insufficient.

Section 14-3. Lot width is insufficient.

Section 14-4. Street frontage is insufficient.

Section 20-2. An accessory building may not be nearer than four feet to any side lot line.

A driveway and a portion of a garage being utilized by petitioner at No. 59 are actually owned by petitioner at No. 63. Proposed subdivision would allow this property, 653 sq.ft., to be conveyed to petitioner at No. 59 and legalize existing condition. Recommend approval.

VOTED: In reference to Petitions Nos. Z-3610-3611, brought by Joseph D. and Santa Bello and Fred and Aphrodite Karys, 59-63 Congreve Street, Roslindale, for four variances to subdivide land in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposed subdivision would legalize a condition of several years' standing.

Z-3610-H
59-63 CONGREVE ST.
(ROS.)



Board of Appeal Referrals 7/1/76

Hearing: 7/27/76

Petition No. Z-3613
John R. West
43 Eden Street, Charlestown
at Russell Street

Three-story masonry structure - apartment (H-1) district.

Purpose: to change occupancy from two-family dwelling and store to three-family dwelling.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirement for lot area is forbidden in an H-1 district.		
Section 14-2. Lot area is insufficient.	7,000 sq.ft.	1,154 sq.ft.
Section 15-1. Floor area ratio is excessive.	1.	3.
Section 17-1. Open space is insufficient.	400 sq.ft.	0

Conversion of store, vacant for several years, would improve the property and enhance the neighborhood. Existing violations have no adverse impact on abutting residences. Recommend approval.

VOTED: In reference to Petition No. Z-3613, brought by John R. West, 43 Eden Street in the Charlestown Urban Renewal Area, for a forbidden use and three variances for a change of occupancy from two-family dwelling and store to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Conversion would improve the property and enhance the neighborhood. Existing violations have no adverse impact on abutting properties.

Z-3613
43 EDEN ST.
(Chsn.)



Board of Appeal Referrals 7/1/76

Hearing: 7/27/76

Petition No. Z-3614
Patrick B. Haran
663 Gallivan Boulevard, Dorchester
near Hallet Street

One-story structure - local business (L-.5) district.

Purpose: to legalize occupancy - two-car repair shop garage and outdoor storage and display for sale of six used cars.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 7-4. In variance with previous Board of Appeal decision.		
Section 8-7. Outdoor sale or display for sale of used cars is forbidden in an L-.5 district.		
Section 8-7. A repair shop garage is conditional in an L-.5 district.		
Section 23-4. Off-street parking is insufficient.	4 spaces	2 spaces

In 1972, petitioner submitted a similar appeal; the Authority recommended denial of used car sales and approval with provisos of repair shop garage. Board of Appeal denied both uses. Staff is still opposed to the used car sales. Several of these facilities already exist in the area. The parcel size is inadequate for both sales and repair shop and intensification of the use would detract from the adjacent residential neighborhoods. Recommend denial of used car sales and approval with provisos of repair shop garage.

VOTED: In reference to Petition No. Z-3614, brought by Patrick B. Haran, 663 Gallivan Boulevard, Dorchester, for a forbidden use, a conditional use and two variances to legalize occupancy for repair shop garage and outdoor sale of used cars in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial of the used car sales, which would be detrimental to the adjacent residential neighborhood, and approval of the two-car repair garage with the following conditions: that all work be performed within the structure; that no junk cars be stored on the property; that adjacent properties be adequately screened by a fence or plantings.

Z-3614
663 GALLIVAN BLVD.
(DOR.)



Board of Appeal Referrals 7/1/76

Hearing: 7/27/76

Petition No. Z-3615
Ronald G. Taylor
41 Baldwin Street, Charlestown
near Main Street

Three-story masonry structure - apartment (H-1) district.

Purpose: to legalize occupancy - one-family dwelling; to erect one-story addition.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	1.0	1.8
Section 20-1. Rear yard is insufficient.	30 ft.	15 ft.

Rear addition, to be used as a family room, would be consistent with adjacent properties. Recommend approval.

VOTED: In reference to Petition No. Z-3615, brought by Ronald G. Taylor, 41 Baldwin Street, in the Charlestown Urban Renewal Area, for two variances to legalize occupancy for a one-family dwelling and to erect a one-story addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Family room extension would be consistent with adjacent properties.

Z-3615
41 BALDWIN ST.
(Chan.)



Board of Appeal Referrals 7/1/76

Hearing: 7/20/76

Petition No. Z-3623
Van Buren Realty Corp.
1779 Centre Street, West Roxbury
at Redlands Road

Gas service station - general business (B-1) district.

Purpose: to change occupancy from gas service station to self-service gas station.

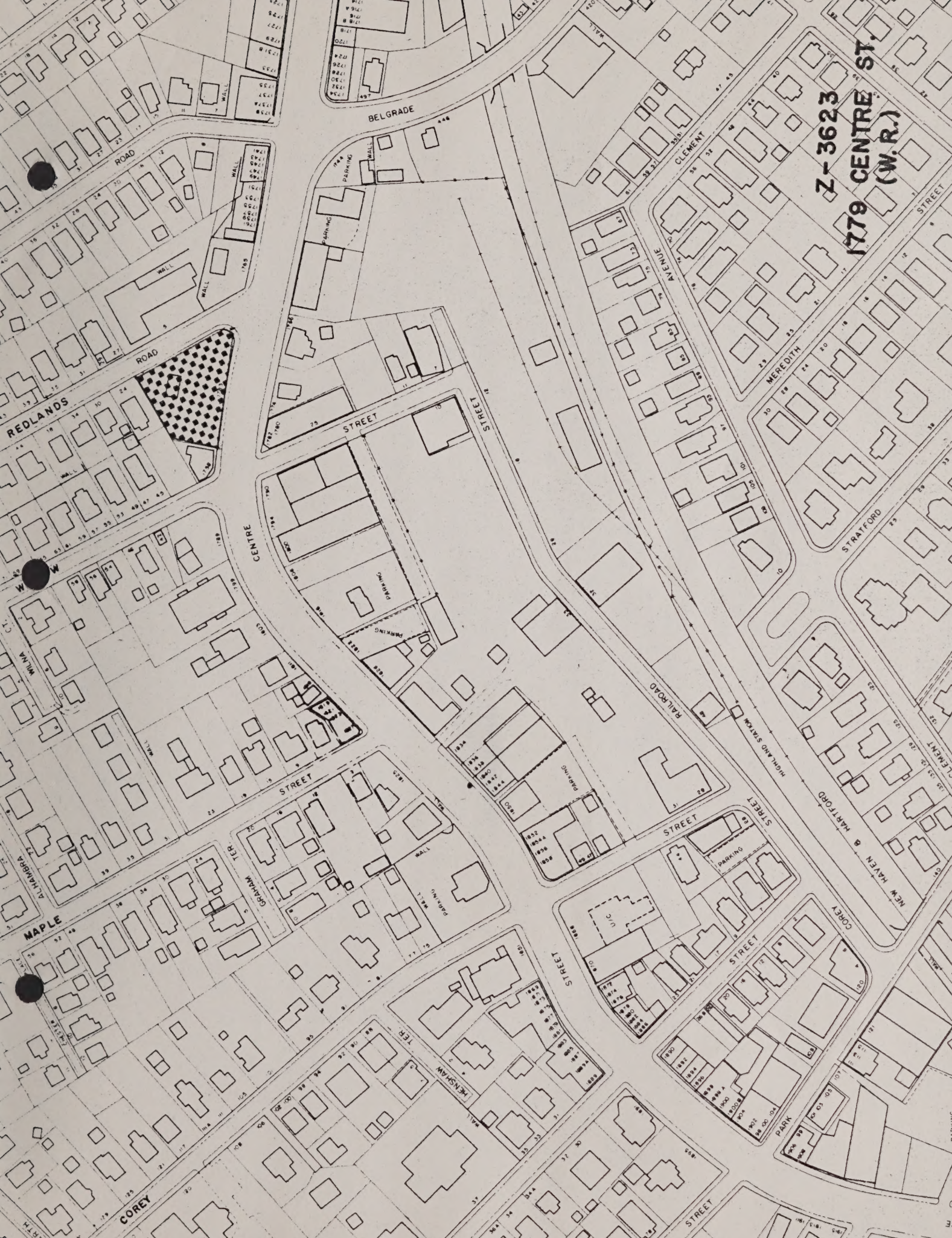
Violations:

Section 8-6. A change in a conditional use requires Board of Appeal approval.

Section 8-7. A gas station is conditional in a B-1 district.

Use would be compatible with this commercial district. Traffic flow would not be adversely affected, as there is adequate waiting and maneuvering space. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3623, brought by Van Buren Realty Corp, 1779 Centre Street, West Roxbury, for a conditional use for a change of occupancy from gas service station to self-service gas station in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided the facility complies with Board of Appeal guidelines for gas service stations.



Z-3623
1779 CENTRE ST.
(W.R.)

Board of Appeal Referrals 7/1/76

Hearing: 7/13/76

Petition No. Z-3629
Simmons College
300 The Fenway, Boston
at Palace Road

College complex - apartment (H-2) district.

Purpose: to erect one-story addition to college structure.

Violation:

Section 8-6. A change in a conditional use requires Board of Appeal approval.

The addition would be used as a dining hall and its roof as a terrace. A new courtyard would also be included. Proposal complies with conditional use requirements. Recommend approval.

VOTED: In reference to Petition No. Z-3629, brought by Simmons College, 300 The Fenway, Boston, for a conditional use to erect a one-story addition to a college structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Proposal complies with conditional use requirements.

Z-3629
300 FENWAY
(B.P.)

